



Kathy Bodnar
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 763-200-1025

INDUSTRIAL FOR SALE + LEASE

FOR SALE ----- 17,871 SF
FOR Lease
 Suite 4 ----- 8,472 SF
 Suite 3B..... 2,616 SF



**2230 Edgewood Ave S,
 St Louis Park, MN 55426**

14665 Galaxie Ave, Suite 350, Apple Valley, MN 55124

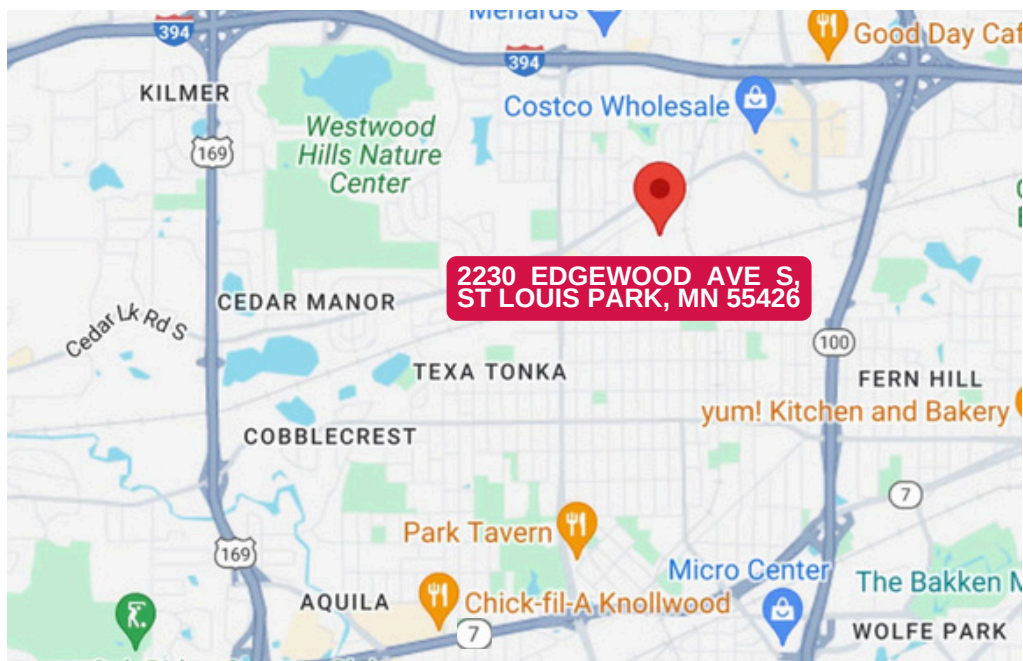
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Choosing this industrial property in St Louis Park is more than a strategic real estate decision; it's an investment in a thriving business community. Position your operations in this prime location that offers accessibility, functionality, and a dynamic local environment. Make a significant impact in the industrial landscape of Saint Louis Park!

This exclusive industrial building offers:

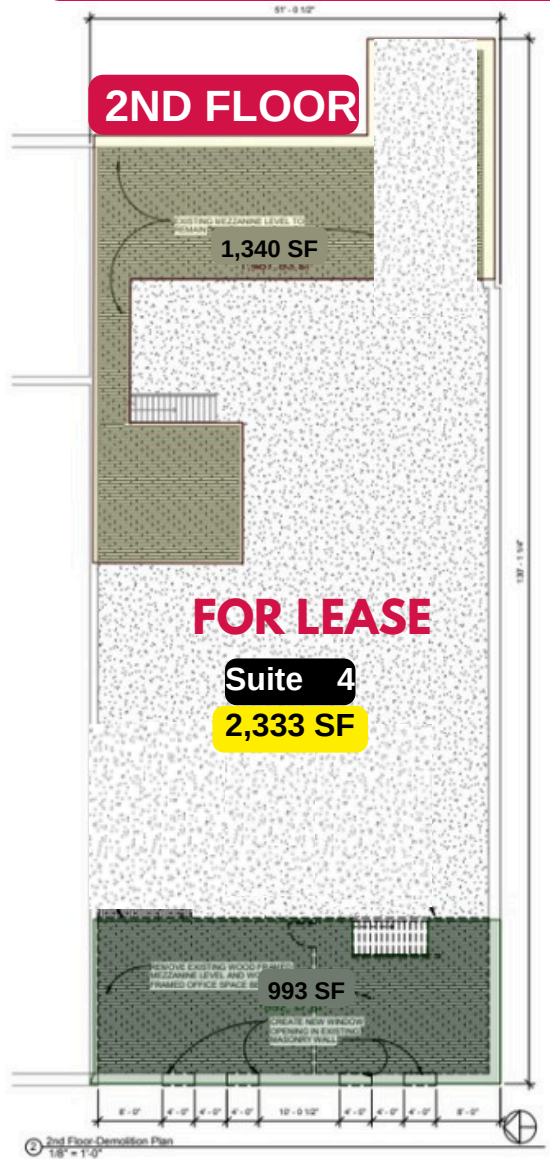
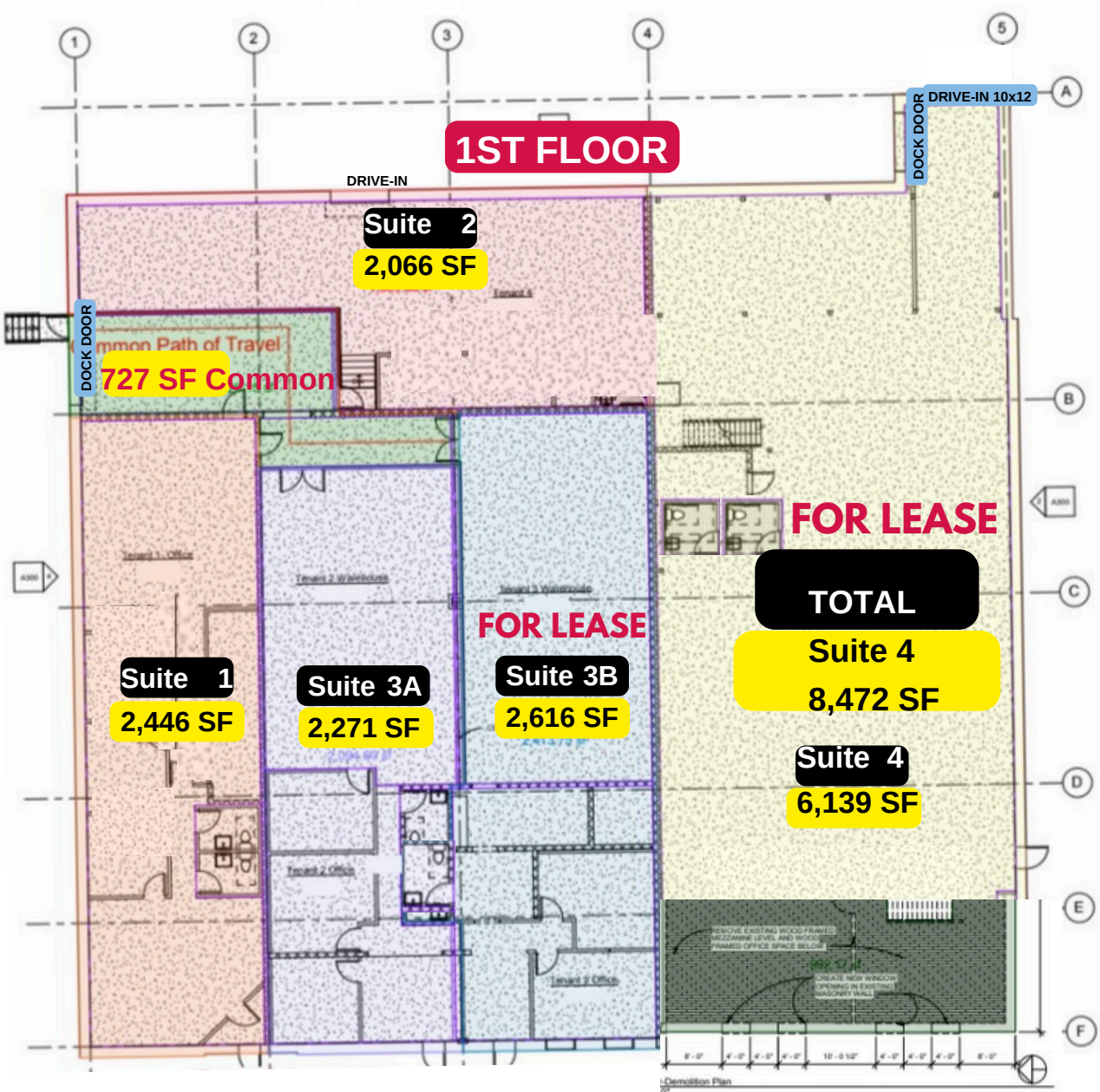
- 11'3" - 16'6" clear height in warehouse.
- Ample dedicated parking.
- 2 loading docks & 2 drive-in doors.
- Fenced-in outdoor storage.



Why St Louis Park For Your Business?

- 1. Prime Location:** St Louis Park, Minnesota, stands as a vibrant hub with a strategic location, offering remarkable advantages for businesses across diverse sectors. Easy access to **Plymouth, Minnetonka, Golden Valley, Edina, Hopkins, and Minneapolis.**
- 2. Exceptional Market Access:** With **359,357 people + 26,063 businesses within a 5-mile radius**, St Louis Park provides exceptional market access to major metropolitan areas, ensuring seamless connectivity to a tremendous consumer base.
- 3. Logistics Excellence:** Prime access with proximity to **highways 394, 100, 7 and 169.** Direct rail access through partnerships with key railroads facilitates nationwide connectivity. Nearby international airport facilities streamline air cargo operations.
- 4. Skilled Workforce:** Tap into a pool of highly skilled professionals with over **705,000 individuals** working within Hennepin County. St Louis Park's skilled workforce is ready to contribute to the success and innovation of your business.
- 5. Business-Friendly Environment:** The city of St Louis Park is committed to fostering a supportive atmosphere for businesses to thrive, providing various incentives, including **enterprise zones, tax benefits, and support** from state and federal programs.
- 6. Elevate Employee Well-Being:** Empower your employees with a vibrant retail setting featuring **dining, shopping, fitness** at Lifetime Fitness, and nearby childcare facilities. Enjoy easy access to The Shops at West End, Home Depot, and Costco, and a variety of dining options including Bunny's Bar and Grill, Copperwing Distillery, Crave, Punch Social, Rojo Mexican Grill, The Loop, and Yard House.

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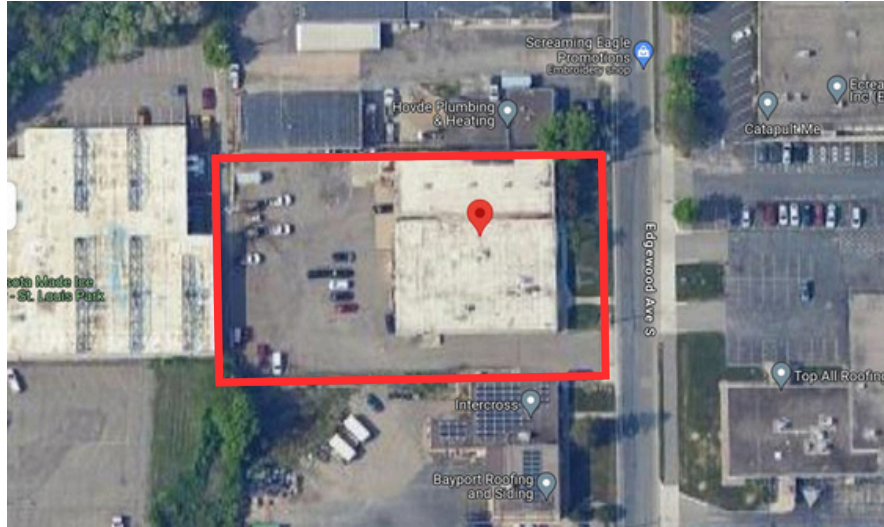
**The suite layouts and square footage provided are approximations. The actual layouts may vary from the depictions.*



PROPERTY OVERVIEW

**2230 EDGEWOOD AVE S,
ST LOUIS PARK, MN 55426**

For Sale / Zoning	I-P: Industrial Park District - Class C
Sale Price	Negotiable
Total SF	17,871 SF
Tenancy Type	Multi
Suite 1	2,257 SF (Shared Dock Door)
Suite 2	1,906 SF (Shared Dock Door, Drive-In 10'x10')
Suite 3A	2,271 SF (Shared Dock Door)
Suite 3B (FOR LEASE)	2,616 SF (Shared Dock Door)
Suite 4 (FOR LEASE)	8,472 SF (Dock Door + Drive-In 10'x12')
Common Area SF	727 SF (Shared By Suites 1-3)
Warehouse Clear	11'3" - 16'6"
Height Land Area	1 Acre (43,514 SF)
Outdoor Storage	Included Lit & Fenced Storage (~1/4 - 1/3 Acre)
Year Built &	Built: 1958, Addition Added, Renovated: 2016
Renovated Parking	Ample Parking Spaces In Back
Back Doors	2 Drive-Ins + 2 Dock Doors

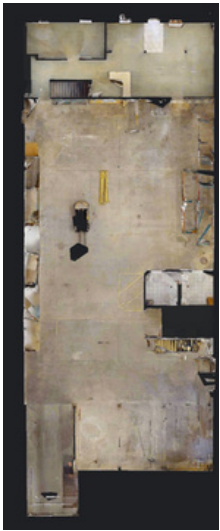
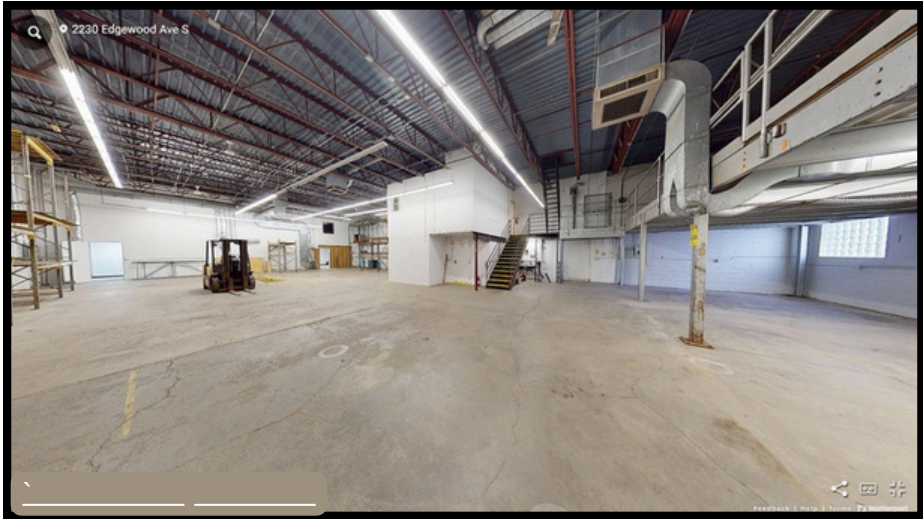


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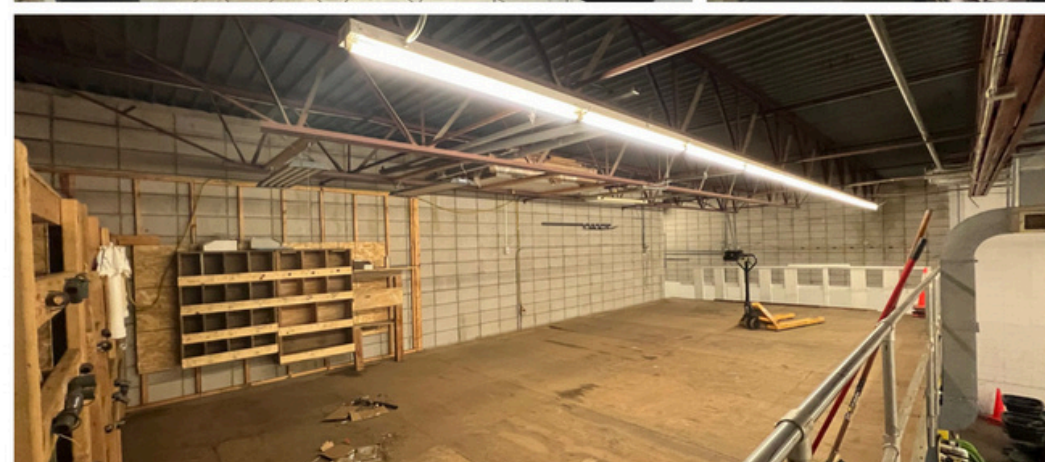
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For Lease	Suite 4
Lease Type	NNN
Asking Rent	\$6.00 psf + Outdoor Storage \$500/Month
CAM/ Tax	\$5.13 psf
Suite 4 (Vacant)	8,472 SF (1 Dock Door + 1 Drive-In 10'x12')
First Floor	Total Area: 6,139 SF
Warehouse	5,206 SF
Office	933 SF
Second Floor	Total Area: 2,333 SF
Warehouse	1,040 SF (Mezzanine)
Office/Breakroom	1,293 SF
Availability Date	Immediately
Total Floors	2 Floors + Mezzanine Space
Clear Height	16'6"
HVAC	Yes - In Office & Warehouse
Outdoor Storage	Fenced Storage (~1/4 - 1/3 Acre)



Suite 4 (for Lease) 8,472 SF: Office + Warehouse (HVAC)

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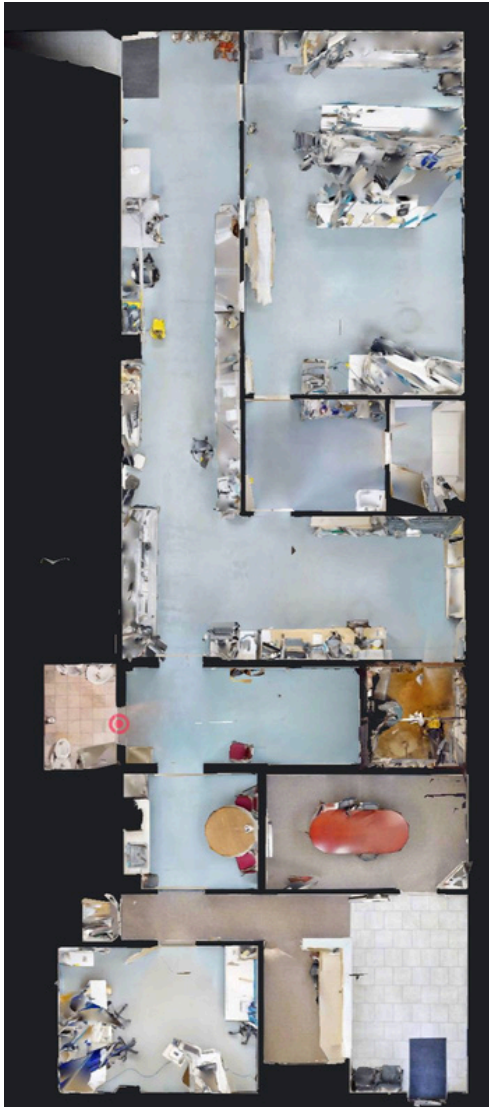


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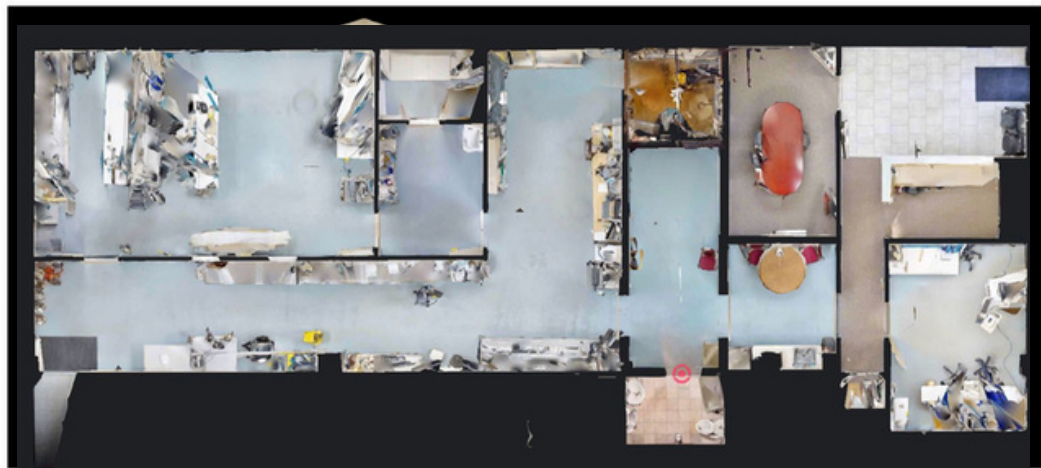
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For Lease	Suite 3B
Lease Type	NNN
Asking Rent	Negotiable
CAM/ Tax	\$5.13 psf
Suite 3B	2,616 RSF (office space w/shared dock access)
Availability Date	November 1, 2024
Total Floors	1 - located on the main level
Clear Height	11'3"
HVAC	Yes
Highlights	Recently Renovated
Dock Access	Shared dock, but suite is sealed
Current Use	Lab for medical industry manufacturing



Suite 3B (for Lease)- 2,616 SF: OFFICE + LAB SPACE (HVAC)

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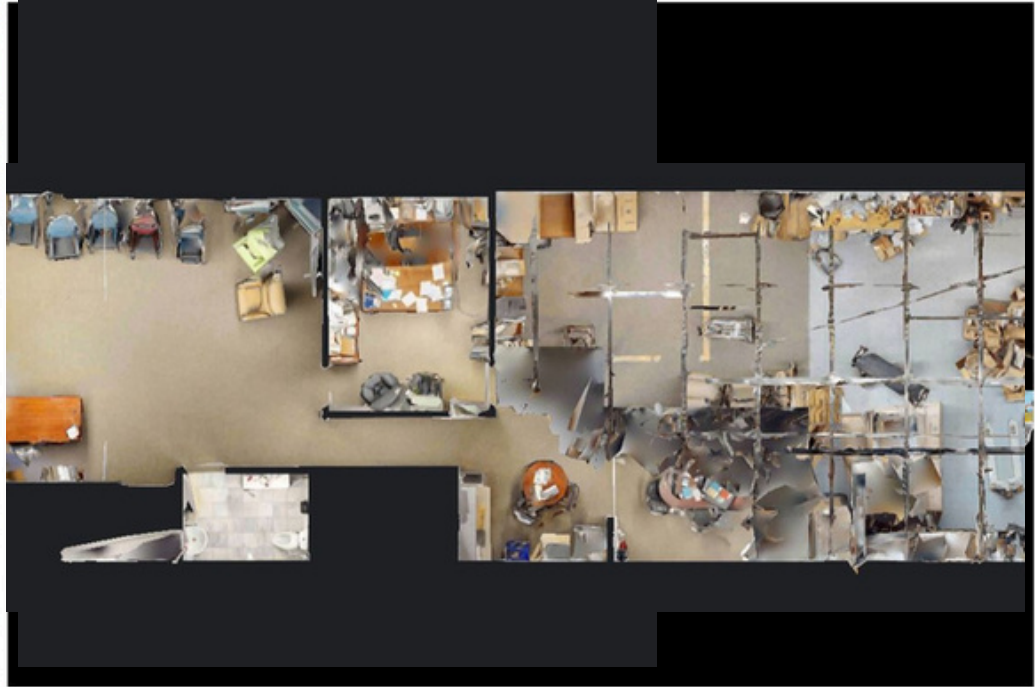
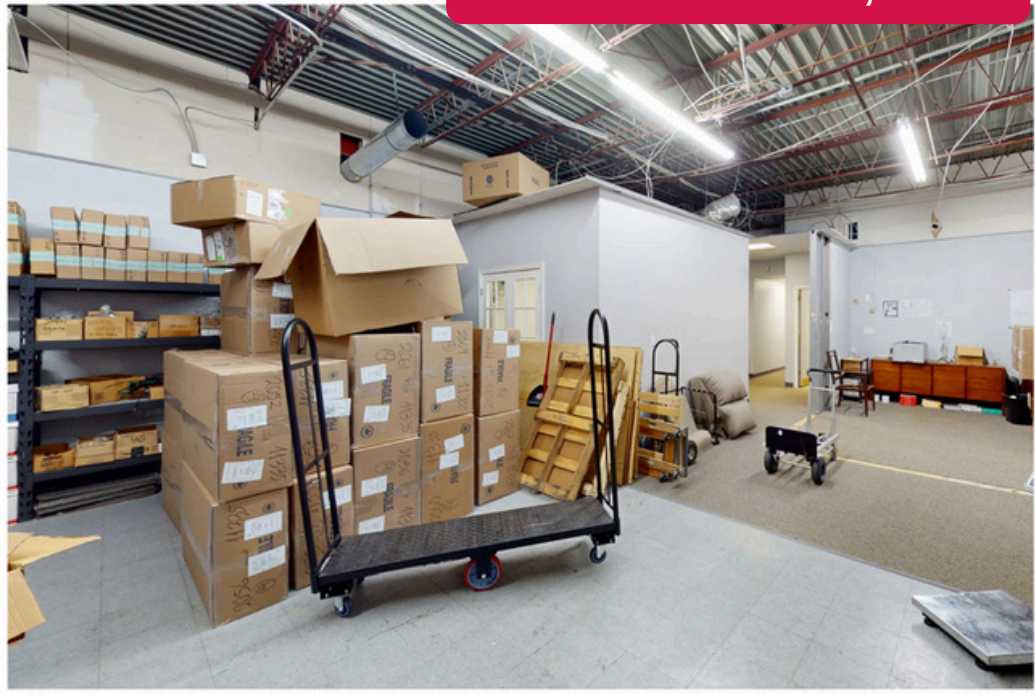


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Suite 3A (not for lease)-2,271 SF:OFFICE + WAREHOUSE (HVAC)

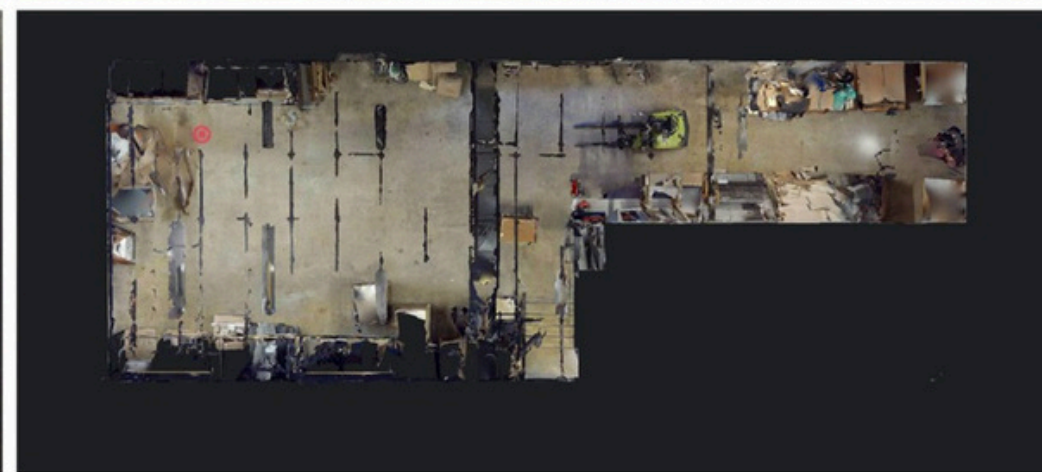
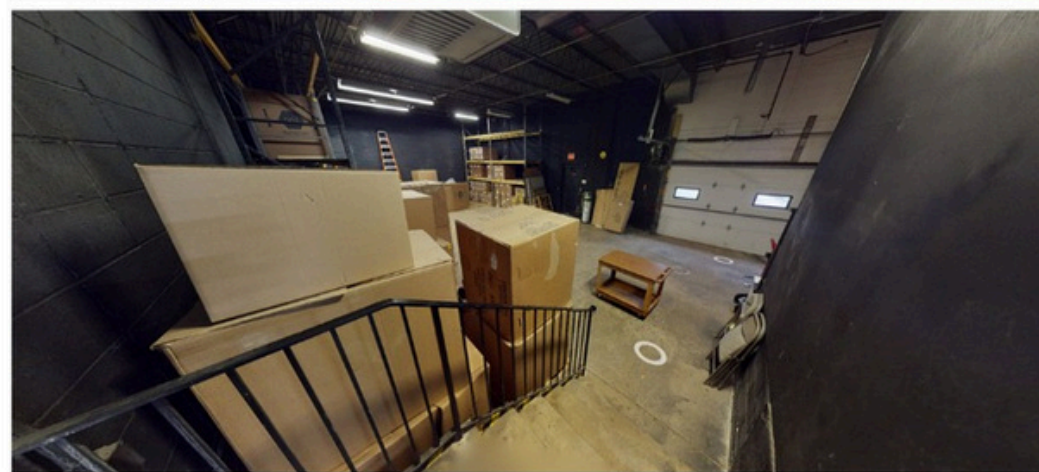


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Suite 2 (not for lease) - 2,066 SF: WAREHOUSE (Heat Only)

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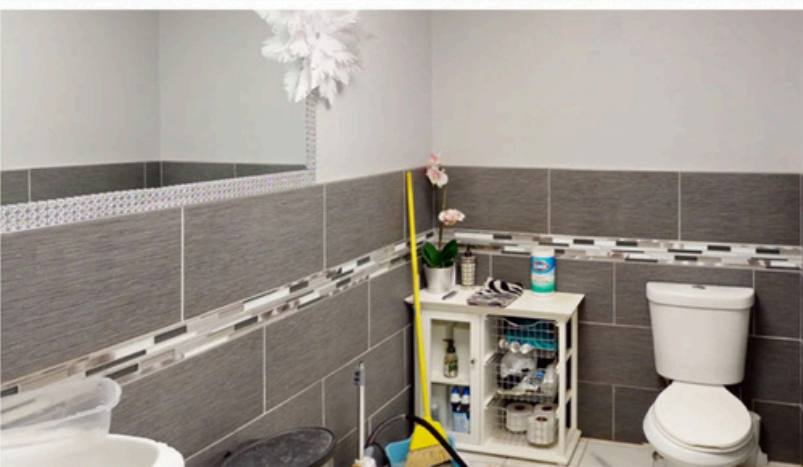
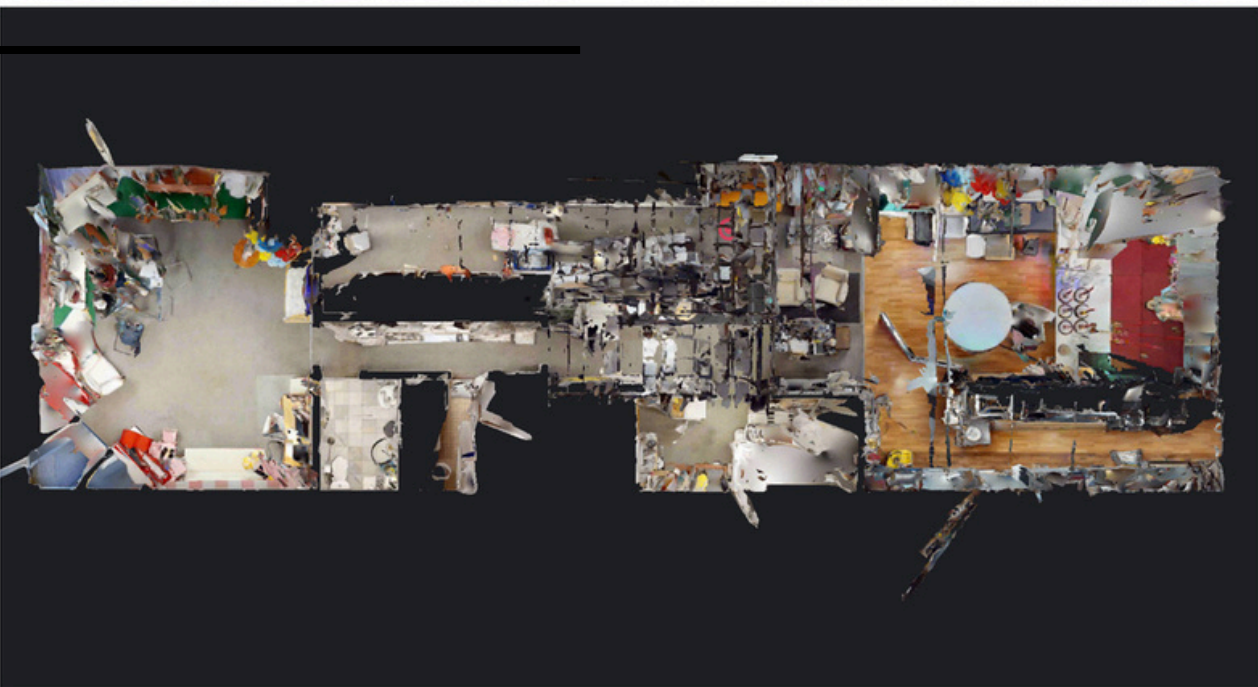


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Suite 1 (not for lease)-2,446 SF:OFFICE + WAREHOUSE (HVAC)

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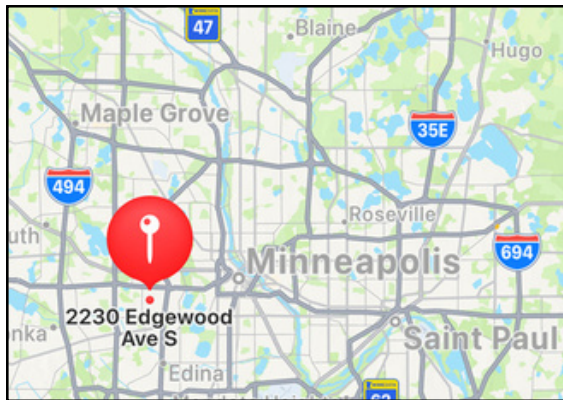
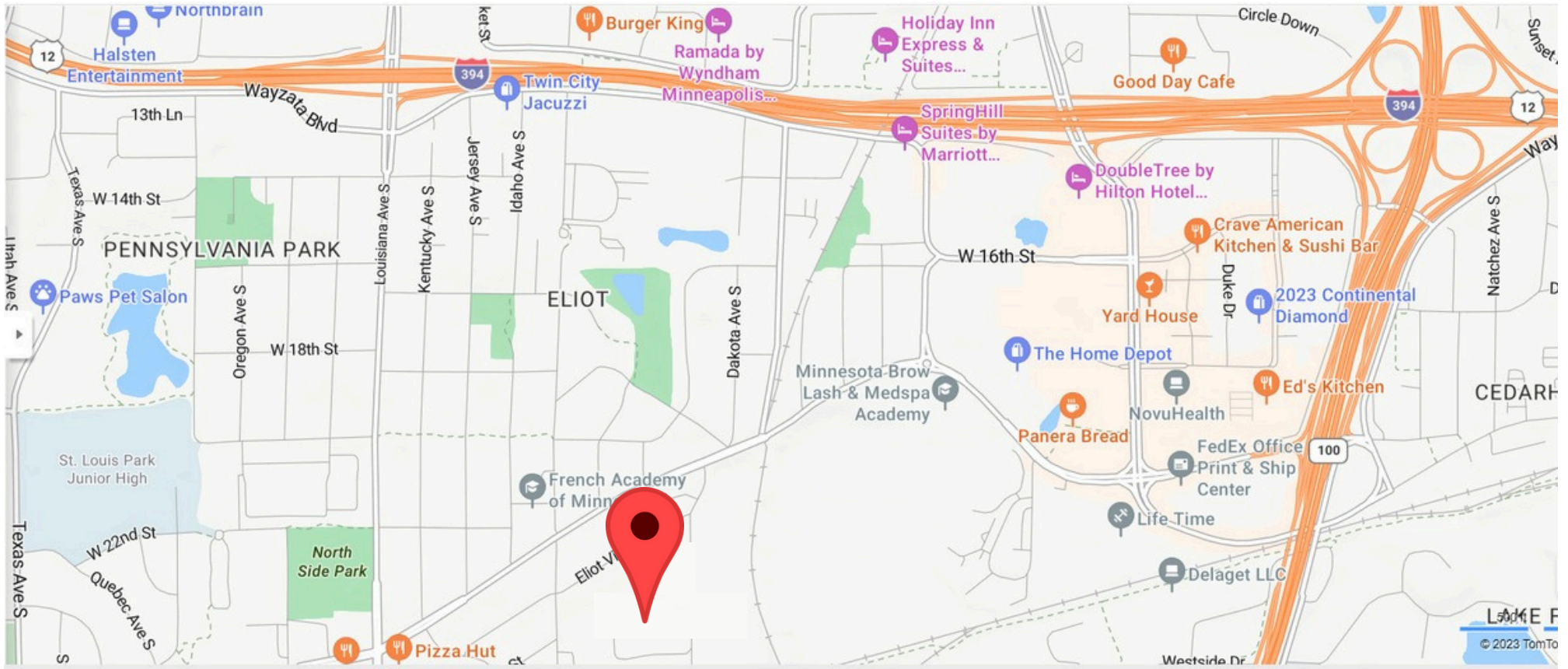
EXTERIOR PHOTOS

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ST LOUIS PARK SUMMARY



Bachelor's Degree +

62.8%

Average Household Income
(5-mile radius)

\$107,971

2023 Population
(5-mile radius)

359,357

Number Of Businesses
(5-mile radius)

26,063



Hennepin County has a population of nearly 1.2 million. Cities in Hennepin County include St Louis Park, Minneapolis, Bloomington, Plymouth, Brooklyn Park, Brooklyn Center, and Minnetonka. Hennepin County is the most populous county in the Minneapolis-St. Paul-Bloomington Metropolitan Statistical Area. Saint Louis Park is a first-ring suburb immediately west of Minneapolis and has a population of 49,000 with 2700 businesses. Other adjacent cities include Edina (53,000 population), Golden Valley (21,000 population), Minnetonka (53,000 population), Plymouth (79,000 population), and Hopkins (population 18,000)

Discover the prime opportunities in St Louis Park and its affluent suburbs for your business. This 8,472 SF Suite offers a versatile space with warehouse, offices, drive-in, dock door, outdoor storage, and more. Conveniently accessible via highways 394, 100, 169, and 7, connect with businesses and diverse populations. Your team will appreciate the nearby dining and convenient retail options at the Shops at West End, Shoppes at Knollwood, Costco, and Home Depot. Enhance your business presence in a dynamic location with excellent amenities.

St Louis Park, MN

KW Commercial, the Commercial Real Estate arm of Keller Williams Realty, the Largest Real Estate Company in North America, is no stranger to Success. Our Commercial Team comprises highly knowledgeable, results-driven brokers supported by cutting-edge, scalable technology. KW Commercial brokers uphold the highest business standards to exceed clients' needs in any market Nationwide. Whether you want to buy, sell, or lease, we are dedicated to finding the perfect solution for you.



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Let's Start Today!!

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